

Minutes Ad Hoc Committee on Rental Regulations

May 25, 2016

1. **Members Present:** Chairperson Moran called the meeting to order at 5:40 pm, B. Ryan, V. Ward, C. Ausburger, J. Goodwin 5:55
2. **Other Council Members Present:** P. Shapiro,
3. **Staff Present:** M. Hart, M. Ninteau, J. Mullen, L. Painter
4. **Approval of Minutes:** Moved by Ryan, second Ward to approve April minutes, approved unanimous.
5. **Public Comment:** Brian Coleman Centre Street commented that he has rental dwelling units within Town and that the perceived panic that sets in when students rent dwelling units is generally unfounded. He also stated that it is hard for a landlord to make ends meet when considering the various fees and taxes they are subject to. He believes if a landlord has property that can safely house more occupants than the current regulations allow that should be permitted. Attorney Keith Ainsworth commented that he and his client were appreciative of their ability to communicate with the Town's attorney. He also stated that it is their belief that the issues of absentee landlords and too many tenants in dwelling units are problematic.
6. **Staff Reports:** M. Hart stated that the committee should be aware the proposed language in the monthly packet has not been reviewed by the Town attorney at this time. He also stated that he met with the Mansfield Housing authority regarding support of home ownership and that the committee may wish to review a fee schedule that incentivizes landlords to be responsible in maintaining their property. M. Ninteau and J. Mullen spoke briefly regarding their code enforcement activity.
7. **Review of Draft Language within Current Regulations:** Staff presented various language changes within the current code that would standardize the definition of owner occupancy, deal with rental certificate issuance and overcrowding. The following motions were made:

B. Ryan moved to ask the Town Attorney to review the draft language in section 901.2 of the Mansfield Housing code regarding issuance of Housing certificates for legality and possible editing. V. Ward seconded the motion and it was approved unanimously.

V. Ward moved to ask the Town Attorney to review the draft language in section 901.1 of the Mansfield Housing code and section 152-4 of the Mansfield Town code regarding the definitions of owner occupants for legality and possible editing. B. Ryan seconded the motion and it was approved unanimously.

B. Ryan moved to ask the Town Attorney to review the draft language in section 404.5 of the Mansfield Housing code regarding overcrowding for legality and possible editing. V. Ward seconded the motion and it was approved unanimously.

8. **Future Discussion Topics:** The following topic was flagged for future discussion:
 - Review current housing certificate fees and the possibility of reducing fees to incentivize good property management.

9. **Adjournment:** C. Ausburger moved to adjourn at 6:40 pm, seconded by V. Ward, Passed unanimous.

Respectfully submitted.

Mike Nintean, Director of Building & Housing Inspection